

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
JULY 21, 2016, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Jon Pike  
Councilmember Jimmie Hughes  
Councilmember Joe Bowcutt  
Councilmember Bette Arial  
Councilmember Ed Baca  
City Attorney Shawn Guzman  
City Manager Gary Esplin  
Deputy City Recorder Rene Fleming**

**EXCUSED:**

**Councilmember Michele Randall**

**OPENING:**

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Quin Prisbey and the invocation was offered by Tim Martin with the Interfaith Council.

There was brief discussion regarding the interfaith service held recently.

Mayor Pike read a proclamation which proclaims August 2, 2016 as Dixie Regional Medical Center Day. The Mayor invited Terry Kane and Steve Caplin to come forward to accept the proclamation.

Terry Kane spoke in appreciation of the proclamation and discussed the celebration plans for August 2, 2016.

The cost of the hospital expansion and timeline for construction was discussed.

Councilmember Arial discussed the ranchers that came to the area and dry farmed. She mentioned Cecil Blake who passed away not too long ago. He was a friend of hers with a beautiful family. Orville Bundy's funeral was today. She discussed the things he taught his children. She indicated that we owe a debt of gratitude for the heritage they left with us.

**APPROVAL OF CONTRACT:**

**Consider approval of a contract with Grand Mesa Electric for the construction of foundations and transformer pads for the Eastridge and Snow Canyon substations.**

City Manager Esplin discussed the bid for the new substations, the location and the upgrades being done to meet load growth in those areas. This bid is for the transformer pads only.

Purchasing Manager Hood indicated staff is recommending the bid be awarded to the low bidder, Grand Mesa Electric in the amount of \$347,514.00.

**MOTION:** A motion was made by Councilmember Arial to award the bid for construction of foundations and transformer pads for the Eastridge and Snow Canyon Substations to Grand Mesa Electric in the amount of \$347,514.00.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider award of bid for the purchase of seventy-five (75) body worn cameras and accessories for the Police Department.**

Chief Stratton explained in the last year staff researched various cameras. It was determined that the bid before council today is the best camera. This purchase will equip all patrol officers and bike units with the cameras. He also explained that the department will be hiring a full time person to handle all the video.

City Manager Esplin commented that it's an advantage to have the cameras because the video will show city officers doing great things.

There was discussion regarding the funding and that some of the funds are coming from a grant.

Some of the features of the camera were discussed such as the LCD screens that will allow the person being filmed to see themselves, the fully articulated lens that allows for the adjustments of viewing angles.

The group discussed where the cameras will be worn and how they work. Privacy rights such as when entering a home or filming someone not involved in the incident were also discussed.

The need for a full time person to manage the amount of video collected and GRAMA request was discussed.

Mayor Pike thanked the Chief and City Attorney Guzman for the work done with the legislature and Chief's Association in drafting the state law.

**MOTION:** A motion was made by Councilmember Baca to award the bid to purchase seventy-five (75) body worn cameras and accessories for the Police Department to Reveal in the amount of \$80,190.44.

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider award of bid for the purchase of golf course maintenance equipment for the Golf Division.**

City Manager Esplin explained the purchases were approved in the budget although it varies on the type of equipment based on the golf course. The total amount is slightly over the budgeted amount, but an allocation in the current budget will be reduced to compensate.

Councilmember Baca asked regarding the difference in the lawn mowers for the golf course versus the cemetery.

City Manager Esplin explained some can be used on any parks; the only specialized equipment specific to golf courses is the greens mowers.

Purchasing Manager Hood defined the equipment and the total price of \$236,370.89

**MOTION:** A motion was made by Councilmember Hughes to approve \$236,370.89 for the purchase of Reelmaster, Groundsmaster, Multipro and Greensmaster for the golf courses.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**ENGINEERING SERVICES CONTRACT:**

**Consider approval of an engineering services contract with Jones & Demille Engineering for the Pioneer Park WEP debris basins project.**

City Manager Esplin explained this is for a project in the vicinity of Pioneer Park and Red Hills Parkway. The project came about because of the NRCS contributing federal funds associated with flood control funding. This request is for the engineering design for the drainage.

Purchasing Manager Hood commented that the city's portion is 25% of the project. The city's portion of the engineering contract is \$99,800.00.

City Manager Esplin explained staff's intention is to use money from the county regional flood control agency.

**MOTION:** A motion was made by Councilmember Arial to award an engineering services contract to Jones & DeMille Engineering in the amount of \$99,800.00 for a retention basin

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**APPROVAL OF CONTRACT:**

**Consider approval of a contract with Vaisala for aviation support and maintenance services.**

City Manager Esplin explained this bid is for a company to work on VOR's and DME's and all the technical data at the airport to assure landings are done safely. The amount of \$19,860.00 is in the current budget.

Purchasing Manager Hood explained the city has used this vendor in the past.

City Attorney Guzman explained the company had a name change, the contract is being reviewed now for the next three years.

There was discussion regarding the amount that is being requested for approval. The approval is for the three years contract, but only the amount for one year which is \$19,860 will be expended in this fiscal year.

**MOTION:** A motion was made by Councilmember Hughes to approve the aviation support and maintenance services contract with Vaisala for \$59,580.00.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

**Public hearing to consider a zone change from RE-12.5 (Residential) to C-2 (Highway Commercial) on approximately 0.69 acres generally located on Red Hills Parkway by 1900 East Street. The Crosby Trust, applicant.**

Ray Snyder detailed the zone change. He displayed the location on the overhead screen and indicated the Planning Commission recommends approval.

Councilmember Bowcutt indicated the discussion in the Planning Commission included information that the road at the top will continue to Red Hills Parkway.

Mayor Pike opened the public hearing. Seeing no one wishing to speak, he closed the public hearing and asked for a motion.

**MOTION:** A motion was made by Councilmember Hughes to approve a zone change from RE-12.5 (Residential) to C-2 (Highway Commercial) on approximately 0.69 acres generally located on Red Hills Parkway by 1900 East Street.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/AMEND PD-C ZONE/ORDINANCE:**

**Public hearing to consider amending the existing PD-C (Planned Development Commercial) zone in area 2.3 of the Atkinville Interchange Zone Plan and the 5<sup>th</sup> amendment to the Atkinville Interchange Master Plan on approximately 27.14 acres generally located in the vicinity of the former Utah Travel Center located east of the I-15 Freeway in the Milepost 2 Interchange. Kenworth, applicant.**

Ray Snyder detailed the zone change. He discussed the two requests from the applicant regarding the road and the use for truck rental, sales and leasing. Truck access will be from the I15 freeway and Southern Parkway. He explained the building is not a standard metal building; it is a custom building with structural metal components. The Planning Commission recommended the colors associated with Option 1.

There was discussion regarding the color options and whether colors other than earth tones are a good thing. The council agreed the colors in option 1 are a good choice.

Ray Snyder discussed the proposed changed in the land use. He reviewed the site plan.

Councilmember Baca asked if this is the site was the old visitor center and commented that this should relieve some of the pressures of the trucks at the Bloomington round about.

Mayor Pike opened the public hearing,

Judy Bozeman asked if this will replace the truck stop at Bloomington. Does it move it to Exit 2?

City Manager Esplin commented that he thinks the SITLA master plan shows a truck stop on the north side of the interchange, however, this isn't that project; rather it is a separate item.

Judy Bozeman asked if the truck stop would be further north.

City Manager Esplin described where the truck stop is proposed to be located.

Judy Bozeman stated that this will add to the city coffers as they are expensive.

City Manager Esplin agreed.

Seeing no other comments, Mayor Pike closed the public hearing and asked for a motion.

**MOTION:** A motion was made by Councilmember Arial to approve zone change amending the existing PD-C (Planned Development Commercial) zone in area 2.3 of the Atkinville Interchange Zone Plan and the 5<sup>th</sup> amendment to the Atkinville Interchange Master Plan on approximately 27.14 acres generally located in the vicinity of the former Utah Travel Center located east of the I-15 Freeway in the Milepost 2 Interchange.

**SECOND:** The motion was seconded by Councilmember Bowcutt with the addition that option 1 for be used for the colors of the building.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/STREET VACATION/ORDINANCE:**

**Public hearing to consider vacating a portion of 250 North Street between Main Street and 100 East Street. City of St. George, applicant.**

City Manager Esplin explained this action is to vacate a portion of 250 North between Main Street and 100 East.

The location of the property was discussed.

Mayor Pike opened the public hearing

Debra Hallavay commented that she lives on 100 North and asked what affect it will have.

City Manager Esplin said it doesn't change the use; it's just a wider right of way than the city needs.

Seeing no one else to speak, Mayor Pike closed the public hearing.

**MOTION:** A motion was made by Councilmember Baca to approve vacating a portion of 250 North Street between Main Street and 100 East Street.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AMEND INTERLOCAL AGREEMENT/RESOLUTION:**

**Consider approval of a resolution approving an amendment to the Interlocal Agreement between the City of St. George and the Southwest Special Service District regarding fire services for The Ledges, Trails and JEL Ranch subdivisions.**

City Manager Esplin explained the South West Special Service District provides fire protection for the Ledges as it's closer than city fire stations. This allows the fire protection rating for residents to be lower. This action is a technical change which specifies that the special service district is the initial agency to respond.

City Attorney Guzman added that the resolution states the coverage is 24 hours a day 7 days a week. He indicated the South West Special Service District has already approved it.

**MOTION:** A motion was made by Councilmember Arial to approve the amendment to the Interlocal Agreement between the City of St. George and the Southwest Special Service District regarding fire services for The Ledges, Trails and JEL Ranch subdivisions.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**AMEND CERTAIN WATER RATES/RESOLUTION:**

**Consider approval of a resolution amending certain water rates.**

City Manager Esplin explained this is a technical correction. When the council approved the FY 2017 budget, it included an approval of a resolution for the water services rates. The calculation of the rates was not correct in the resolution. This action makes the resolution current and correct. He explained there is no change to the rates as they were approved.

**MOTION:** A motion was made by Councilmember Baca to approve a resolution amending certain water rates for the 5,000 to 10,000 gallon tier from \$0.78 per 1,000 to \$1.08 per 1,000 gallons uses as discussed and approved in the Fiscal Year 2016-2017 budget.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**INTERLOCAL AGREEMENT/RESOLUTION:**

**Consider approval of a resolution approving an interlocal agreement between the City of St. George and the Neighborhood Redevelopment Agency of the City of St. George for the Millcreek CDA.**

City Manager Esplin explained this action would allow the city to enter into an interlocal agreement for creation of the CDA for 15 years in the Millcreek Industrial park. It will allow property taxes to go to the CDA, allowing businesses to expand.

Mayor Pike commented that this will enable the city to provide incentives to companies such as RAM Company and Quality Park Products; existing companies that have for many years been employers that have provided higher wage jobs.

City Manager Esplin explained these are post performance incentives, meaning a company will get back some of their taxes based on its added value. After the period of time the new dollars will go on the tax role. This has been successful in the Fort Pierce Industrial Park.

Councilmember Baca commented that companies like RAM Company are sought after to move out of St. George, but they are providing services and employment to the city.

**MOTION:** A motion was made by Councilmember Arial to approve an interlocal agreement between the City of St. George and the Neighborhood Redevelopment Agency of the City of St. George for the Millcreek CDA.  
**SECOND:** The motion was seconded by Councilmember Baca.  
**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**INTERLOCAL AGREEMENT/RESOLUTION:**

**Consider approval of a resolution approving an interlocal agreement between the City of St. George and the Neighborhood Redevelopment Agency of the City of St. George for the Central Business District CDA.**

City Manager Esplin explained this is a similar request but in the downtown area. There has been a previous CDA in the downtown area that has been successful. The city has made use of CDA, RDA and EDA's to encourage development in downtown which is an area that may not be as easy to develop. This agreement is for 44 acres in our downtown area. The aim is to keep the downtown more vital than it is currently.



Councilmember Baca commented that it shows the working relationship between private entities, the city and other taxing entities that work for this.

Mayor Pike commented that there has been incredible support from the other entities. He complimented City Manager Esplin for sticking with this process which has taken many years.

**MOTION:** A motion was made by Councilmember Arial to approve an interlocal agreement between the City of St. George and the Neighborhood Redevelopment Agency of the City of St. George for the Central Business District CDA. The terms are 100% of the tax increment for 15 years.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

#### **SET PUBLIC HEARINGS:**

Planner Ray Snyder advised at its meeting held on July 12, 2016, the Planning Commission recommended setting public hearings on August 4, 2016 to consider: A) a General Plan amendment by amending the General Plan from MDR (Medium Density Residential) to COM (Commercial) on approximately 2.738 acres located on River Road at approximately 3100 South; property is Fossil Hills Parcel 1; B) a General Plan Amendment to amend the General Plan from LDR (Low Density Residential) to PO (Professional Office) on approximately 8.66 acres; property is located at approximately 550 East and 650 East Riverside Drive; C) a General Plan amendment to amend the General Plan from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 0.81 acres; property is located on Canyon View Drive; and D) a General Plan Amendment to amend the General Plan from FP (Flood Plain) to HDR (High Density Residential) on approximately 4.7 acres generally located west of the logical extension of 2450 East and the Virgin River; the project is River Walk Village.

Mayor Pike asked if all will be there on Aug 4, 2016 as he will not be at that meeting. All council members indicated they would be in attendance.

**MOTION:** A motion was made by Councilmember Bowcutt to set for public hearing on August 4, 2016 on those items listed above.

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT AMENDMENT:**

Wes Jenkins presented the request to amend the final plat for Estancia Phase 1 Amended located at 1111 South Plantations Drive; zoning is PD-R.

**MOTION:** A motion was made by Councilmember Hughes approve the request to amend the final plat for Estancia Phase 1 Amended located at 1111 South Plantations Drive.

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT AMENDMENT:**

Wes Jenkins presented the request to amend the final plat for Jedora Estates Phase 3 Amended and Extended located at 2515 South 1960 East Circle and 2252 South 1960 East Circle; zoning is R-1-10.

**MOTION:** A motion was made by Councilmember Hughes to amend the final subdivision plat for Jedora Estates Phase 3 Amended and Extended located at 2515 South 1960 East Circle and 2252 South 1960 East Circle.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT AMENDMENT:**

Wes Jenkins presented the request to amend the final plat for Morningside Professional Plaza 3<sup>rd</sup> Amended; zoning is C-3.

Councilmember Bowcutt asked if the plat will still meet all parking requirements.

Wes Jenkins replied, yes.

There was discussion regarding what will be built in the future. Also discussed where the laundromat and the location of the old landscaping.

**MOTION:** A motion was made by Councilmember Arial to approve the request to amend the plat for Morningside Professional Plaza 3<sup>rd</sup> Amended and to merge lots 8 and 13 together into one lot.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT AMENDMENT:**

Wes Jenkins presented the request to amend the final plat for U.S. Bank Subdivision Amended; zoning is C-4.

Councilmember Bowcutt left at 6:19 pm.

Wes Jenkins explained this is action should be subject to a shared parking and access agreement with stalls that cross property lines.

The council discussed that the amended plat will allow the property to be developed

**MOTION:** A motion was made by Councilmember Baca to approve the request to amend the final plat for U.S. Bank subdivision subject to shared parking and access to shared parking between lots 1 and 2.

**SECOND:** The motion was seconded by Councilmember Hughes.

Councilmember Bowcutt returned at 6:21 pm.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – did not vote  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT AMENDMENT:**

Wes Jenkins presented the request to amend the final plat for Lot 9 and 11, Quail Valley Estates.

**MOTION:** A motion was made by Councilmember Arial to amend the final plat for Lot 9 and 10.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

There was a question regarding if it's lots 9 and 10 or 9 and 11. Mayor Pike clarified that the motion is for lots 9 and 11.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT:**

Wes Jenkins presented the final plat for Entrada at Snow Canyon "Chaco West" Phase 3A, a 4-lot residential subdivision located at approximately 3000 West and 2300 North; zoning is PD-R. He indicated that if it's approved it needs to be subject to JUC approval.

**MOTION:** A motion was made by Councilmember Hughes to approve final plat for Entrada at Snow Canyon "Chaco West" Phase 3A, a 4-lot residential subdivision located at approximately 3000 West and 2300 North subject to JUC approval

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT:**

Wes Jenkins presented the final plat for Estancia Phase 2, a 16-unit residential condominium subdivision located at 1111 South Plantations Drive; zoning is PD-R.

**MOTION:** A motion was made by Councilmember Hughes to approve the final plat for Estancia Phase 2, a 16-unit residential condominium subdivision located at 1111 South Plantations Drive.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT:**

Wes Jenkins presented the final plat for Fieldstone Phase 4, a 26-lot residential subdivision located at approximately 2125 East and 3440 South; zoning is R-1-10. He indicated it should be on condition that the developer and city can work out an agreement for road improvements. The developer would still be responsible for the landscape strip. The developer is proposing to give the money to the city so when the road develops, the city will do the landscape.

City Manager Esplin explained improvements weren't done when the property was annexed into the city. So the city took responsibility for the road improvements. This action would allow the road to be improved to the full width right now. Staff feels it's a good trade off to finish the road. The only risk is if costs go up between now and when it's done.

Councilmember Bowcutt asked if the road is finished now, will there be a block wall constructed?

Wes Jenkins replied no, the city will finish the road to a point shown on the screen but it will dead end.

**MOTION:** A motion was made by Councilmember Arial approve final plat for Fieldstone Phase 4 a 26-lot residential subdivision located at approximately 2125 East and 3440 South subject to working out an agreement on the development of the road.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT:**

Wes Jenkins presented the final plat for SunRiver St. George Phase 56, a 21-lot residential subdivision located at approximately 1170 West and 4320 South; zoning is PD-R.

There was discussion regarding how many phases are left to develop.

**MOTION:** A motion was made by Councilmember Baca to approve the final plat for SunRiver St. George Phase 56 a 21-lot residential subdivision located at approximately 1170 West and 4320 South

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**FINAL PLAT:**

Wes Jenkins presented the final plat for SunRiver St. George Phase 57, a 2-lot residential subdivision located at approximately 1200 West and 4190 South; zoning is PD-R. He indicated the only condition is that Phase 56 will need to be recorded before Phase 57 as all access to 57 is through 56.

**MOTION:** A motion was made by Councilmember Arial to approve the final plat for SunRiver St. George Phase 57, a 2-lot residential subdivision located at approximately 1200 West and 4190 South

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Bloomington Country Club – No. 11, a 28-lot residential subdivision located at 3174 South Bloomington Drive East; zoning is R-1-10.

There was discussion regarding the gutter and sidewalks which are required with new development. There was discussion regarding a piece of property Bloomington County Club will retain ownership and maintain.

Councilmember Bowcutt commented that circular driveways should be recommended due to traffic and sight distance issues.

City Manager Esplin indicated it could be a requirement in the final plat. He also indicated the city is considering completing improvements as part of Bloomington Drive.

**MOTION:** A motion was made by Councilmember Arial to approve the preliminary plat for Bloomington County Club number 11, a 28 lot residential subdivision located at 3174 South Bloomington Drive East.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Resort Vacation Villas at Bloomington Country Club, a 48-lot residential subdivision located at 3100 South Bloomington Drive East; zoning is PD-R.

There was discussion regarding the resurfacing of the road to bring it up to city specifications and whether a water line would be changed at the same time. How the cost of the upgrade to the road would be handled was discussed.

Wes Jenkins indicated the developer is requesting the city assist with upgrading the road.

City Manager Esplin indicated that if the road doesn't meet current city specifications, it is up to the developer to cover the full cost of bringing it into compliance.

There was discussion regarding adding curb and gutter and that the developer is responsible to add curb and gutter only to the side of the street that will be developed.

Councilmember Baca asked regarding the turnaround space for the fire trucks.

Wes Jenkins indicated the developer isn't proposing a turn around so they will sprinkle the buildings for fire protection.

City Manager Esplin commented that the fire department will fight any fires from the road.

Councilmember Arial asked if the units will be short term rentals.

City Manager Esplin indicated that if approved, they will be short term rentals.

Mayor Pike commented that short term rentals are approved in areas where it works well.

**MOTION:** A motion was made by Councilmember Arial approve preliminary plat for Resort Vacation Villas at Bloomington Country Club, a 48-lot residential subdivision located at 3100 South Bloomington Drive East.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Maple Estates, a 58-lot residential subdivision located on the east side of Copper Cliff Drive, formerly 3000 East and between Banded Hills Drive and Maple Mountain Drive; zoning is R-1-10.

The council discussed the location of the development, which is near the hillside and the amount of land dedicated to the city to collect run off from the hillside.

City Manager Esplin explained the biggest concern with run off is the new federal regulations in the storm water retention act. In the past the property owners had responsibility to take water through their property. However, staff believes it is better long term to manage the run off so that it is clear the city is complying with the storm water retention act.

Wes Jenkins explained in the past, developers have been allowed to convey run off through the property. But it has been very difficult to enforce the conveyance of run off in compliance with the storm water retention act.

City Manager Esplin explained the easement will connect to the storm drains and allow access to clean the storm drains.

There was discussion regarding how the development connects to Banded Hills.

There was discussion regarding access to the boulder area through the storm drain easement.

**MOTION:** A motion was made by Councilmember Hughes to approve the preliminary plat for Maple Estates a 58-lot residential subdivision located on the east side of Copper Cliff Drive, formerly 3000 East and between Banded Hills Drive and Maple Mountain Drive.

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Residences at Four Fifty, a 38-pad residential subdivision located at the northwest corner of the intersection of 450 North and 2720 East; zoning is PD-R.

There was discussion regarding an agreement to put the road in and improvements that are being done.

There was discussion regarding the cost for landscaping and how those costs should be covered by the developer. The developer is willing to bond for 120% of estimated costs. The discussion included how to estimate what the costs will be when the landscaping is done.

City Manager Esplin suggested staff request a cost estimate before the final plat is presented.

City Attorney Guzman indicated the city would also need a drop dead date at some point to make sure the landscaping gets done.

There was discussion regarding space on the west side of the development. That space is for a road and landscape area.

**MOTION:** A motion was made by Councilmember Arial to approve preliminary plat for Residences at Four Fifty, a 38-pad residential subdivision located at the northwest corner of the intersection of 450 North and 2720 East.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.



**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for The Lofts, a 46-pad residential subdivision located at the north end of 1790 West off Plantations Drive; zoning is PD-R.

**MOTION:** A motion was made by Councilmember Hughes to approve preliminary plat for The Lofts a 46-pad residential subdivision located at the north end of 1790 West off Plantations Drive.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Grand Heights, a 66-lot residential subdivision located along the east side of Cottonwood Springs Drive at the intersection of Cottonwood Springs Drive and Red Rock Drive; zoning is R-1-10.

Mayor Pike asked what has the experience been with no build no disturb requirements on property.

City Manager Esplin explained staff will have to watch for it but can't require that the property be deeded to the city. It is possible to require the pads and build area to be designated on the plats as a requirement.

There was discussion regarding the possibility of sheds and other out buildings being built in areas that are designated as do not disturb. The question was raised as to what to do in the event the area is disturbed, whether it's privately owned or dedicated to the city.

Wes Jenkins indicated there is a fair amount of grade change on the property. There is a proposal to construct two stacked rock walls. Any retaining wall built over four feet will be built as part of the subdivision. The developer has asked if the city would take an area for a park. He explained he has met with parks department and they felt it was acceptable assuming an area of the hillside is dedicated to the city. There was an area with a sidewalk that would need to be moved.

There was discussion regarding the amount of elevation difference on the property and that the developer will build any retaining walls that need to be four feet or higher.

There was discussion regarding the road width and the ability to get fire trucks in and out of the subdivision.

Wes Jenkins indicated a fire truck can get access, although it's tight, it meets city standards.

There was discussion regarding the old plat for the area and roads that go up the hillside. There are some roads that would have to be vacated.

City Attorney Guzman recommended cleaning all those issues up.

The road width was discussed; it's 32 feet wide and very steep. It would require cutting in the hillside to widen the road.

Councilmember Bowcutt left at 7:10 pm.

It was noted that cutting into the hillside would be very difficult and very expensive.

**MOTION:** A motion was made by Councilmember Arial to approve preliminary plat for Grand Heights, a 66-lot residential subdivision located along the east side of Cottonwood Springs Drive at the intersection of Cottonwood Springs Drive and Red Rock Drive.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – absent  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

#### **SALE OF CITY PROPERTY:**

**Consider the sale of City property in front of property on 250 North at approximately 60 East to Matt Glendenning.**

City Manager Esplin recommending to sell the property in front of the home for \$1.50 square foot. This is similar to what has been done in Bloomington and Bloomington Hills

Councilmember Bowcutt: returned 7:12

**MOTION:** A motion was made by Councilmember Hughes to approve the sale of city property in front of property on 250 North at approximately 60 East to Matt Glendenning.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

#### **ADJOURN TO REDEVELOPMENT AGENCY MEETING:**

**MOTION:** A motion was made by Councilmember Baca to adjourn the regular meeting and move into RDA.

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

The meeting was reconvened following St. George Neighborhood Redevelopment Agency.

**REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:**

Councilmember Baca indicated the dinosaur foundation received the city's rap tax of about \$3,000.

Councilmember Hughes indicated there is very little if any affordable housing. It's a sign of what's going on in the economy and that industry is doing well.

**ADJOURN TO CLOSED SESSION:**

**MOTION:** A motion was made by Councilmember Arial to adjourn to a closed session for the discussion of property sale and litigation.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**RECONVENE THE REGULAR MEETING:**

**MOTION:** A motion was made by Councilmember Hughes to reconvene the regular meeting.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.

**REPORT FROM THE MAYOR:**

Mayor Pike indicated President Williams reviewed the campus master plan with himself, City Manager Esplin and Councilmember Arial. This is related to the plans for the stadium and pool. The University doesn't want to bond for all of the projects. President Williams provided some rough cost estimates and asked if the city would be willing to contribute funds for the project.

There was discussion regarding what the benefit to the city would be and if there would be any benefit from tourism funds. The city gets roughly 20% of the amount collected for tourism. The discussion included considering a possible nexus for community events such as the 4<sup>th</sup> of the July.

City Manager Esplin commented that the city currently has an unfunded liability of approximately 1.6 million dollars for the Sand Hollow Aquatic Center (SHAC). Dixie State University (DSU) is planning to construct a new pool and allow general public use. He wondered if that would result in a loss of revenue as it would draw more people to the DSU pool from the SHAC.

Councilmember Arial suggested that any agreement would need to include some sort of usage of DSU facilities in return.

City Manager Esplin thinks President Williams wants to share facilities with the community.

There was discussion of a piece of property that is jointly owned by the city and DSU. The city could deed its interest in the property to DSU as a means of contributing to the project.

There was discussion regarding the amount of funding DSU is requesting.

Mayor Pike indicated he wasn't provided a firm figure but expects DSU would like about two million dollars from the city.

There was discussion regarding the possible public access to the pool and the track facilities.

**ADJOURN:**

**MOTION:** A motion was made by Councilmember Arial to adjourn the city council meeting.

**SECOND:** The motion was seconded by Councilmember Baca.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye  
Councilmember Bowcutt – aye  
Councilmember Arial – aye  
Councilmember Baca – aye

The vote was unanimous and the motion carried.